

***CHARITABLE TRUST COMMITTEE***  
***Agenda***

Date Monday 23<sup>rd</sup> February 2026

Time 6.00 pm

Venue JR Clynes Building, Cultural Quarter, Greaves Street, Oldham, OL1 1AL

Notes 1. Declarations of Interest- If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.

2. Information relating to this meeting is available from Constitutional Services – email: [constitutional.services@oldham.gov.uk](mailto:constitutional.services@oldham.gov.uk)

3. Filming - The Council, members of the public and the press may record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

Membership of the CHARITABLE TRUST COMMITTEE  
Councillors Marland, Bashforth, Rustidge (Chair), Ball, Charters and Sheldon

Item No

1 Apologies For Absence

2 Urgent Business

Urgent business, if any, introduced by the Chair

3 Declarations of Interest

To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.

4 Northern Roots: Plot 8 (Phase 2 Urban Farm) (Pages 3 - 8)

To seek the Committee's consent to authorise steps required to enable Northern Roots to progress Phase 2 of the Urban Farm on Plot 8, which is charitable land gifted to the Council and held on charitable trusts.

5 Proposed Development of a Play Area (Pages 9 - 18)

A report seeking authorisation to delegate to Council the process of approving works for the Play Area on Plot 8 as part of the Northern Roots Project.



## Report to COUNCIL CHARITABLE TRUST COMMITTEE

# Northern Roots: Plot 8 (Phase 2 Urban Farm)

**Portfolio Holder:** Cllr Arooj Shah, Leader of the Council and Portfolio Holder for Reform and Regeneration

**Officer Contact:** Emma Barton, Executive Director of Place (Deputy Chief Executive)

**Report Author:** Matt Bulmer, Project Director SportsTown and Northern Roots

**23 Feb 2026**

### Reason for Decision

Officers are seeking the consent of the Charitable Trust Committee (CTC) to authorise steps required to enable Northern Roots to progress Phase 2 of the Urban Farm on Plot 8, which is charitable land gifted to the Council and held on charitable trusts. Specifically, the report seeks approval to commission a Charities Act-compliant surveyor's report and to progress the necessary legal and regulatory steps to enable the grant of a lease of Plot 8 to the Northern Roots charity for the purposes of delivering Phase 2 of the Urban Farm.

The proposed use relates solely to Plot 8 and does not include or rely upon any changes to other plots.

### Recommendations

Request and Recommendations

It is recommended that the Charitable Trust Committee:

1. Authorise and instruct officers to commission a surveyor's report on behalf of the CTC pursuant to the provisions of the Charities Act 2011 (as amended) in respect of a proposed lease of Plot 8 to the Northern Roots charity for Phase 2 of the Urban Farm (the Proposed Lease).

AND, should the surveyor's report advise, that the proposal should be advertised,

2. Authorise and instruct officers to advertise by way of notice the Proposed Lease for such period and in such manner as is required by the Charities Act and as may be advised in the surveyor's report.
3. Authorise and instruct officers of the Council to apply for any consent, order or Scheme that may be required from the Charity Commission in connection with the Proposed Lease of Plot 8.

**Potential grant of lease of charitable land (Plot 8) to the Northern Roots charity.**

**1 Background**

- 1.1 The Council owns approximately 100 acres of green space at Snipe Clough, known as the Northern Roots site. The Northern Roots charity is delivering a long-term project to regenerate the site for public benefit, improving health, wellbeing, education, skills and access to green space through learning, leisure and food-growing activities.
- 1.2 The Northern Roots project is being delivered by the Northern Roots charity, which is required by the Charity Commission to be operationally and legally independent from the Council.
- 1.3 Extensive community engagement has been undertaken and a masterplan approved. Planning permission (FUL/348898/22) and subsequent Reserved Matters approval (RES/352568/24) include provision for an 'upper market garden' on Plot 8, forming part of the Urban Farm.

**2 Current Position**

- 2.1 Plot 8 (Lees Recreation Ground) was gifted to the Corporation in 1911 and is subject to charitable trusts.
- 2.2 The charitable objects relating to Plot 8 were amended by a Charity Commission Scheme dated 10 November 2020. The current objects are:

“To promote for the benefit of the inhabitants in the borough of Oldham and the surrounding area the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.”
- 2.3 The proposed Phase 2 Urban Farm use of Plot 8 aligns with these charitable objects, delivering recreation, education, social welfare, health improvement and community benefit.
- 2.4 Northern Roots proposes to progress Phase 2 of the Urban Farm on Plot 8, comprising an expansion of community food-growing and associated infrastructure consistent with the approved planning permission.
- 2.5 The proposed use includes, but is not limited to: • Community growing areas for schools, community groups and social prescribing referrals • Educational horticulture and agriculture activities • Polytunnels, growing beds, orchards and demonstration plots • Facilities to support training, apprenticeships and volunteering • Small-scale commercial growing, with all surpluses reinvested into the charity’s objectives • Ancillary infrastructure such as composting, water management, tool storage and access routes

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- 2.6 The Urban Farm will operate as an educational, therapeutic and community asset, improving access to healthy food, skills development and outdoor activity for Oldham residents.
  - 2.7 Northern Roots cannot lawfully occupy or use Plot 8 without the consent of the Charitable Trust Committee.
  - 2.8 Given the nature and duration of the proposed use, a lease of Plot 8 is required in order to provide Northern Roots with the necessary security of tenure to operate, fundraise and invest in Phase 2 of the Urban Farm.
  - 2.9 The disposal of charity land by way of lease must comply with the Charities Act 2011 and Charity Commission guidance. As trustees, the CTC must ensure that: (1) decisions are made in the best interests of the charity, (2) reasonable care and skill are exercised and, (3) the best terms reasonably obtainable are secured
  - 2.10 Prior to granting the Proposed Lease, the CTC is required to obtain and consider a written report from a qualified surveyor instructed exclusively on behalf of the charity.
  - 2.11 Where the proposed tenant is another charity, this will require either consent or a Scheme from the Charity Commission.

### **3 Options/Alternatives**

- 3.1 Option 1: agree to the recommendations in this report.

This will enable officers to commission the required Charities Act surveyor's report and progress the necessary regulatory steps, allowing the Proposed Lease to be brought back to the CTC for further consideration once all statutory requirements have been met. This option supports delivery of Phase 2 of the Urban Farm. (Recommended)

- 3.2 Option 2: do not agree to the recommendations.

This would prevent the commissioning of the surveyor's report and, as a result, prevent the grant of a lease of Plot 8, meaning Phase 2 of the Urban Farm could not proceed.

### **4 Preferred Option**

- 4.1 Option 1: agree to the recommendations in this report.

This will enable officers to commission the required Charities Act surveyor's report and progress the necessary regulatory steps, allowing the Proposed Lease to be brought back to the CTC for further consideration once all statutory requirements have been met.

### **5 Consultation**

- 5.1 Should the surveyor's Charities Act report recommend that the Proposed Lease be advertised, officers will undertake advertisement in accordance with that advice.
- 5.2 Any representations received will be reported back to the Charitable Trust Committee alongside the surveyor's report for further decision-making.

### **6 Financial Implications**

- 6.1 There will be a revenue cost associated with commissioning the surveyor's report and any required advertisement. These costs will be met from within existing Northern Roots project budgets.

### **7 Legal Implications**

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7.1 The recommendations in this report follow the Charity Commission’s Operational Guidance on the disposal of charity land and the requirements of Section 119 of the Charities Act 2011.

7.2 “Section 119 requires the charity trustees to:

- *Obtain and consider a written report on the proposed disposition from a qualified surveyor instructed by the trustees and acting exclusively for the charity (section 119(1)(a), ChA 2011); and*
- *Advertise the proposed disposition for such period and in such manner as is advised in the surveyor’s report (unless the surveyor advises that it would not be in the best interests of the charity to advertise the proposed disposition) (section 119(1)(b), ChA 2011); and*
- *Decide that they are satisfied, having considered the surveyor’s report, that the terms on which the disposition is proposed to be made are the best that can reasonably be obtained for the charity (section 119(1)(c), ChA 2011).*
- *It is therefore only necessary for the charity’s trustees to advertise the proposed disposition, if advised to do so by the surveyor in their report. The Charity Commission may decide to be prescriptive about the nature of notices and advertising required for (a) the issue of a new Scheme (ie change of objects and to allow disposal to a connected person) and (b) the proposed disposal itself (a Scheme or Order will be required to grant a lease to either an connected entity (ie connected to the Council) or a charitable entity) and it may not be just as the surveyor may recommend.*
- *The surveyor’s report must cover the prescribed matters referred to in the Schedule to the Charities (Qualified Surveyors’ Reports) Regulations 1992”.*

7.3 Provided the Charitable Trust Committee follows the prescribed statutory process, including consideration of the surveyor’s report and any necessary Charity Commission consent, the trustees will be compliant with their legal duties.

## **8. Procurement and Estates Implications**

8.1 Estates recommend the Charity Board take independent advice on the suitability of the proposed use and the appropriate Lease terms.

## **9 Equality Impact, including implications for Children and Young People**

9.1 No

## **10 Key Decision**

10.1 No

## **11 Key Decision Reference**

11.1 N/A

## **12 Background Papers**

12.1 N/A

## **13 Appendices**

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13.1 No

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## Report for Charitable Trustee Committee

|                          |  |
|--------------------------|--|
| <b>Decision Maker:</b>   | <b>Charitable Trustee Committee</b>  |
| <b>Portfolio Holder:</b> | <b>Cllr Arooj Shah, Leader of the Council and Portfolio Holder for Reform and Regeneration</b> |
| <b>Date of Decision:</b> | <b>23<sup>rd</sup> February 2026</b>   |
| <b>Subject:</b>          | <b>Northern Roots - charitable land Plot 8.</b>  |
| <b>Officer Contact:</b>  | <b>Matthew Bulmer, Project Director Northern Roots and Sports Town</b>                         |
| <b>Report Author:</b>    | <b>Chris Lewis, AD Creating a Better Place</b>   |
| <b>Ward(s) Affected:</b> | <b>Alexandra</b>   |

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### Reason for Report

Officers are seeking the consent from the Charitable Trust Committee (“CTC”) for authorisation to:

Delegate to Council the process of approving works for the Play Area on Plot 8 as part of the Northern Roots Project.

### Request and Recommendations

It is recommended that the CTC:

1. Delegate to Council the process of approving works for the installation of a Play Area on Plot 8 as part of the Northern Roots Project.

### 1 Background

- 1.1 The Council owns approximately 100 acres of green space at Snipe Clough, known as ‘Northern Roots’ (“Project Site”) and the intention is for the Council working with the Northern Roots charity to regenerate the site for the benefit of people by improving their health, wellbeing and livelihoods by means of creating opportunities for learning, leisure and growing. The Northern Roots project (“the Project”) is a scheme with an ambition to develop the UK’s largest urban farm and eco-park at the Project Site, which is in the heart of Oldham. The Project presents a significant opportunity to further develop and establish Oldham as a green and growing town for the benefit of its residents.

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## 2 Current Project Position

- 2.1 Work is well underway on the construction of the Visitor Centre and Forestry Hub on the land adjoining Plot 8 with works expected to be complete in the summer of 2026. To enhance the experience for residents and visitors the Council and Northern Roots have designed and are now in a position to approve works for a Play area at the front of the Visitor Centre which would be located on Plot 8 (see Appendix one).
- 2.2 The Northern Roots scheme has various components being delivered to realise its Vision. A key element of the offer to both local communities, Oldham residents and visitors from outside Oldham is the creation of a play area in front of the Visitor Centre. The play area will create a reason for families to regularly visit and increase dwell time and is considered to be in line with the charitable objectives which are set out in paragraph 2.11 below. Planning permission has already been secured for the play area.

The play area will enable the following objectives to be realised:

### **Destination Play**

- An exciting destination play offer that will attract families and keep them coming back.
- Varied play type provision with challenge for all ages and abilities, including teenagers, children in wheelchairs, and neurodiverse children, who are often excluded by conventional play areas.

### **Natural Connections**

- Landscape led design that encourages connections between children and the natural environment and engaging them through play.
- Natural material palette and playful landscape design.

### **Adventure and Challenge**

- Encouraging children to challenge themselves, both physically and mentally. Maximum “play value”, stimulating all five senses.

### **Playing Together**

- Making new friends - encouraging children of diverse backgrounds and abilities to play together, strengthening social connections and a sense of community.

### **The Visitor Centre Play area includes 3 zones:**

- In the foreground an area designed for younger children and those with special needs, including wheelchair accessible see-saw.
- In the background a climbing forest, whirlwind and swing scales, which will provide challenge for older children and teens.
- To the left an area of water play, also wheelchair accessible. Very unusual in the UK and always a hit with all ages, including the grown-ups.

### Plot 8

- 2.3 ‘Plot 8’, Lees Recreation Ground was gifted on the 21<sup>st</sup> February 1911 to the Corporation to use the ground exclusively for the Municipal School in Greengate Street Oldham or for any additional secondary school or schools of a like character. The Charity Commission made an Order on the 26<sup>th</sup> May 1911 that the land be used exclusively for any secondary or other school or schools, the whole of the endowment to be applied to, educational purposes. An amendment followed on the 3<sup>rd</sup> June 1938 that they would use the recreation ground for the said elementary and secondary schools or any other school or schools.
- 2.4 In respect to Plot 8, the CTC obtained a Scheme on 10 November 2020 from the Charity Commission to amend the objects of the charitable trusts relating to Plot 8 as follows:

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- “to promote for the benefit of the inhabitants of in the borough of Oldham and the surrounding area the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants”

2.5 The Council considers the creation of a play area for use by the public and community within the area of plot 8 immediately outside the visitor centre building will enhance the use for recreational purposes.

### **3.0 Options**

3.1 There are two options as follows.

#### **Option 1 (Recommended)**

- Agree to recommendations 1 and delegate to Council the process of approving works for the installation of the previously agreed Play Area on Plot 8 as part of the Northern Roots Project.

#### **Option 2**

- Not to agree with the recommendations. If the CTC does not agree to the recommendation, the play area scheme will not be delivered.

### **4 Consultation**

4.1 A great deal of community consultation and engagement has been undertaken by the Northern Roots charity (“the NR Charity”). A hybrid planning application FUL/348898/22 has followed and approved for a number of initiatives including:

- Community allotment
- Visitor Centre
- Events Building with meeting pods.
- Learning Centre
- Forestry Depot and Workshops
- Ground Mounted Solar PV array.
- Cycling and pedestrian access improvements

### **5 Financial Implications**

5.1 Dependent on the terms of the lease, any rental income from the lease to Northern Roots will be income to the charitable trust and will need to be spent in line with the charitable objectives of the trust. The Council will be required to account for any income and expenditure in relation to the trust to the Charitable Trust Committee and Charity Commission.

(James Postle)

### **6 Legal Services Comments**

6.1 The charitable trust terms require the Charitable Trust Committee to promote Plot 8 for the benefit of the inhabitants of in the borough of Oldham and the surrounding area the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the

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interests of social welfare and with the object of improving the condition of life of the said inhabitants.

- 6.2 The Trustees must be satisfied that the proposed use as a play area once the works are carried out will not interfere with the charitable objects and that the benefit of those works outweigh the interruption to the public whilst the works are being carried out.
- 6.3 The Trustees may wish to take independent legal advice if they consider that the recommendation is not in accordance with the charitable objectives.

(Rebecca Butterworth)

## 7. **Procurement Implications**

- 7.1 There are no known procurement implications for the use and transfer of land.
- 7.2 The body of the report discusses future work requirements for the Plot 8 Play Area. Any such work carried out should be in line with the Council's Contract Procedure Rules (CPRs). If this is a new sourcing requirement then rule 4.1 should be followed - where an existing contract, framework or in-house service is available to meet the Council's specific procurement requirements and offers value for money it should be used unless there is particular circumstances which justify an alternative route to market.
- 7.3 If Rule 4.1 does not apply for sourcing these works, the Council must comply with the procurement threshold table covered under rule 4.3 of the CPRs. This sets out the required procedure for different Contract Values, the minimum number of offers that must be invited, and how invitations to submit offers must be publicised.
- 7.4 The report states work is well underway on the construction of the Visitor Centre and Forestry Hub on the land adjoining Plot 8. Assuming the continuation of these works onto Plot 8 with the current supplier then CPR's Rule 17 – Modifications to the existing contract will need to be considered. (Darren Judge)

## 8 **Estates Implications**

- 8.1 This report sets out the details around the creation and installation of equipment to form the play area on Plot 8, as part of the wider Northern Roots Project. The play area will be open to the public for recreation and leisure use. At this time, it is anticipated that the play area will be operated and maintained by the Council. Should in the future, there be a desire to lease the play area to a third party, then a further report will be brought forward for consideration by the Committee.

(Alison Evans – Corporate Estates Manager)

## 9. **Oldham Equality Impact Assessment including Implications for Children and Young People Completed?**

- 9.1 Yes for the Northern Roots project – Appendix 2

## 10 **Key Decision**

- 10.1 No

## 11 **Key Decision Reference**

- 11.1 N/A

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12      **Background Papers**

12.1    None

13      **Appendices**

**Appendix 1 – Map of Norther Roots**

**Appendix 2 - Equalities Impact Assessment**

**Appendix 3 - Northern Roots Charitable Objectives**

FOR THE PUBLIC BENEFIT, AND IN PARTICULAR, FOR THE BENEFIT OF THE INHABITANTS AND OF VISITORS TO THE BOROUGH OF OLDHAM (OLDHAM) AND THE SURROUNDING AREAS TO:

**(A)** PROVIDE OR ASSIST IN THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS OF OLDHAM AND THE SURROUNDING AREAS, INCLUDING BY THE PROVISION, MAINTAINANCE, PROTECTION, IMPROVEMENT AND EQUIPPING OF THE GARDENS, LANDSCAPED AREAS, WOODLANDS, OPEN SPACES, PLAYING FIELDS AND RECREATIONAL AMENITY SPACES WITHIN THE NORTHERN ROOTS SITE OR OPERATING UNDER THE NORTHERN ROOTS BRAND, AND BY THE PROVISION OF ALLOTMENT FACILITIES;

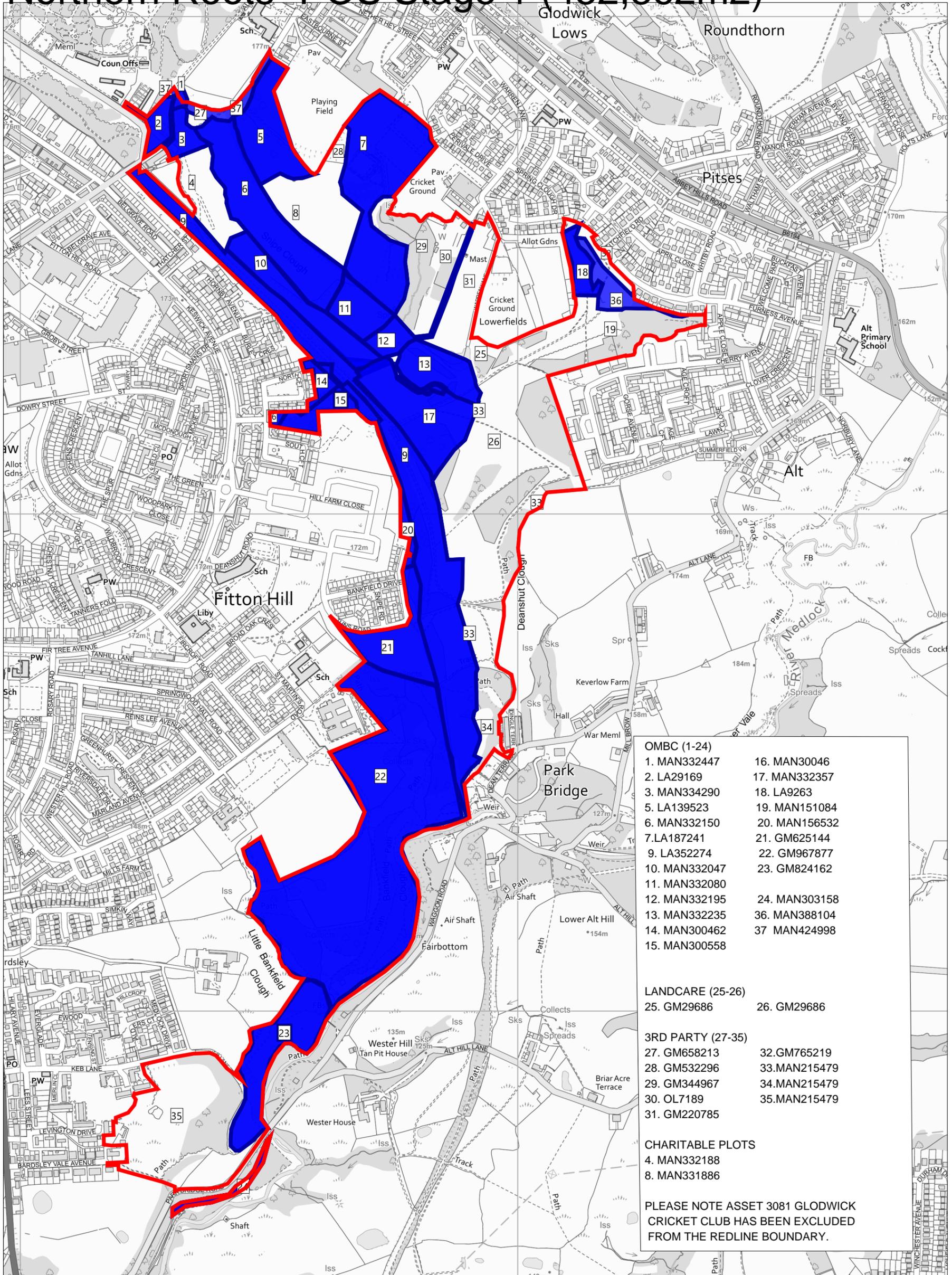
**(B)** ADVANCE HEALTH BY PROMOTING PARTICIPATION IN HEALTHY OUTDOOR ACTIVITIES INCLUDING HORTICULTURE AND AGRICULTURE AND OTHER LAND BASED ACTIVITIES AND RECREATION AND AMATEUR SPORT.

**(C)** PROMOTE AND ENCOURAGE THE ARTS, IN PARTICULAR WITHIN THE PUBLIC PARKS AND OPEN SPACES, AND

**(D)** ANCILLARY TO THE ABOVE OBJECTS, TO ADVANCE EDUCATION IN PARTICULAR IN: (I) THE CONSERVATION, PROTECTION AND IMPROVEMENT OF THE NATURAL ENVIRONMENT INCLUDING THE FLORA AND FAUNA, WILDLIFE, BIODIVERSITY AND NATURAL HABITATS IN OLDHAM AND THE SURROUNDING AREAS; (II) THE CONDUCT OF HORTICULTURE, AGRICULTURE AND OTHER LAND BASED BUSINESSES (III) THE HISTORY, CULTURE, HERITAGE AND TRADITIONS OF THE NORTH WEST.

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# Northern Roots- POS Stage 1 (452,862m2)



|   |               |
|---|---------------|
| <b>OMBC (1-24)</b>  |               |
| 1. MAN332447  | 16. MAN30046  |
| 2. LA29169  | 17. MAN332357 |
| 3. MAN334290  | 18. LA9263    |
| 5. LA139523   | 19. MAN151084 |
| 6. MAN332150  | 20. MAN156532 |
| 7. LA187241   | 21. GM625144  |
| 9. LA352274   | 22. GM967877  |
| 10. MAN332047   | 23. GM824162  |
| 11. MAN332080   |               |
| 12. MAN332195   | 24. MAN303158 |
| 13. MAN332235   | 36. MAN388104 |
| 14. MAN300462   | 37. MAN424998 |
| 15. MAN300558   |               |
| <b>LANDCARE (25-26)</b>   |               |
| 25. GM29686   | 26. GM29686   |
| <b>3RD PARTY (27-35)</b>  |               |
| 27. GM658213  | 32. GM765219  |
| 28. GM532296  | 33. MAN215479 |
| 29. GM344967  | 34. MAN215479 |
| 30. OL7189  | 35. MAN215479 |
| 31. GM220785  |               |
| <b>CHARITABLE PLOTS</b>   |               |
| 4. MAN332188  |               |
| 8. MAN331886  |               |
| PLEASE NOTE ASSET 3081 GLODWICK CRICKET CLUB HAS BEEN EXCLUDED FROM THE REDLINE BOUNDARY. |               |

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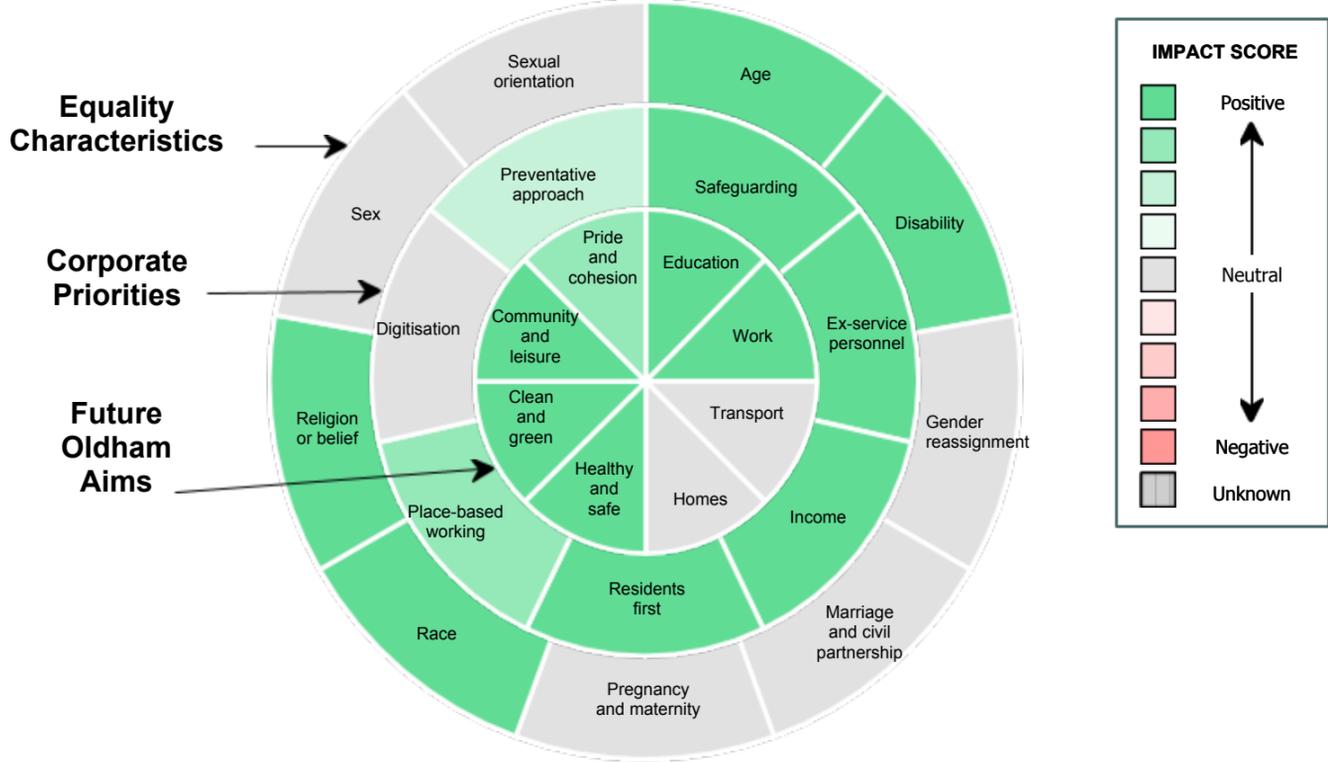
Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UH



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## Northern Roots EIA



| Northern Roots EIA              |                   |             |           |  |
|---------------------------------|-------------------|-------------|-----------|--|
|                                 | Impact            | Likelihood  | Duration  | Comment  |
| <b>Equality Characteristics</b> |                   |             |           |  |
| Age                             | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive benefit for people of all ages  |
| Disability                      | Strong Positive   | Very Likely | Long Term | new physical infrastructure associated with the Visitor Centre and Learning Centre will be DDA compliant   |
| Gender reassignment             | Neutral           | Very Likely | Long Term | The Northern Roots projects vision includes access for all people and backgrounds  |
| Marriage and civil partnership  | Neutral           | Very Likely | Long Term | The Northern Roots projects vision includes access for all people and backgrounds  |
| Pregnancy and maternity         | Neutral           | Very Likely | Long Term | The Northern Roots projects vision includes access for all people and backgrounds  |
| Race                            | Strong Positive   | Very Likely | Long Term | The Northern Roots projects vision includes access for all people, backgrounds and race. The projects activities does and will continue to reach out to different ethnic groups. |
| Religion or belief              | Strong Positive   | Very Likely | Long Term | The proposed new infrastructure includes space for private prayer  |
| Sex                             | Neutral           | Very Likely | Long Term | The Northern Roots projects vision includes access for all people, sexes and backgrounds.  |
| Sexual orientation              | Neutral           | Very Likely | Long Term | The Northern Roots projects vision includes access for all people, sexes and backgrounds.  |
| <b>Corporate Priorities</b>     |                   |             |           |  |
| Safeguarding                    | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive benefit for people of all ages  |
| Ex-service personnel            | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive benefit for all the residents of Oldham   |
| Income                          | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive benefit for all the residents of Oldham irrespective of their income levels                                     |
| Residents first                 | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive benefit for all the residents of Oldham   |
| Place-based working             | Moderate Positive | Very Likely | Long Term |  |
| Digitisation                    | Neutral           | Possible    | Long Term |  |
| Preventative approach           | Moderate Positive | Possible    | Long Term | The Northern Roots project and its ambition will have a positive benefit for all the residents of Oldham   |
| <b>Future Oldham Aims</b>       |                   |             |           |  |
| Education                       | Strong Positive   | Very Likely | Long Term | The Northern Roots Project will enable the delivery of education and skills provision In the Learning Centre   |
| Work                            | Strong Positive   | Very Likely | Long Term | The Northern Roots project will provide a range of employment opportunities  |
| Transport                       | Neutral           | Possible    | Long Term |  |
| Homes                           | Neutral           | Possible    | Long Term |  |
| Healthy and safe                | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive Health benefit for people   |
| Clean and green                 | Strong Positive   | Very Likely | Long Term | The Park will be a centre for green innovation and technology  |
| Community and leisure           | Strong Positive   | Very Likely | Long Term | The Northern Roots project and its ambition will enable people to get together and access activities to improve their physical or mental health                                  |
| Pride and cohesion              | Moderate Positive | Very Likely | Long Term | The Northern Roots project and its ambition will have a positive benefit for all the residents of Oldham   |

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